Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 Hempstead Avenue, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,450,000

Median sale price

Median price $1,505,000 Property Type House Suburb Vermont South

Period - From 01/10/2024 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	7 Gwyn Rise VERMONT SOUTH 3133	$1,461,000	15/09/2025
2	18 Mildara St VERMONT SOUTH 3133	$1,438,000	12/07/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 11/11/2025 17:04

21 Hempstead Avenue, Vermont South Vic 3133

BARRYPLANT



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
Year ending September 2025: $1,505,000

Comparable Properties

7 Gwyn Rise VERMONT SOUTH 3133 (VG)

3 - -

Agent Comments

Price: $1,461,000
Method: Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 715 sqm approx



18 Mildara St VERMONT SOUTH 3133 (REI/VG)

3 2 2

Agent Comments

Price: $1,438,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 790 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9803 0400

REIV THE DIFFERENCE

propertydata .com.au

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